



3



1



1



E

**DavidJames**  
the estate agent

**Westwood Road, Sneinton, Nottingham, NG2 4FT**

**£950 Per Month**

# About This Property

This well-proportioned mid-terrace property, set across three-storeys, sits a short commute from Nottingham City Centre. Upon entering the property you will find a lounge featuring the original flooring and a large window, this space leads directly to the kitchen where a feature exposed brick fireplace serves as a focal point. The kitchen is equipped with a range cooker with an extractor plus space for a dining table. The kitchen connects to a separate utility area that provides access to a rear courtyard-style garden. To the first floor, the property offers two bedrooms including a generous double with open storage and the second bedroom is a good-sized single including a storage cupboard. The family bathroom is fitted with a three-piece white suite and electric shower over the bath. Stairs leading to the second floor feature a skylight-style window, providing access to a third bedroom for additional living space.

## TENANCY DETAILS

Available From: 3rd June 2026

Furnishing: Unfurnished

EPC Rating: E

Council Band: A

- Three-storey mid-terrace home
- Three bedrooms over the first and second floors
- Lounge with original wooden flooring and high ceilings
- Good sized kitchen with exposed brick feature wall
- Separate utility area
- Well-appointed family bathroom
- Cellar for additional storage
- Full double glazing and gas central heating
- Low-maintenance courtyard-style rear garden
- Short commute to Nottingham City Centre







Floor -1



Floor 0



Floor 1



Floor 2

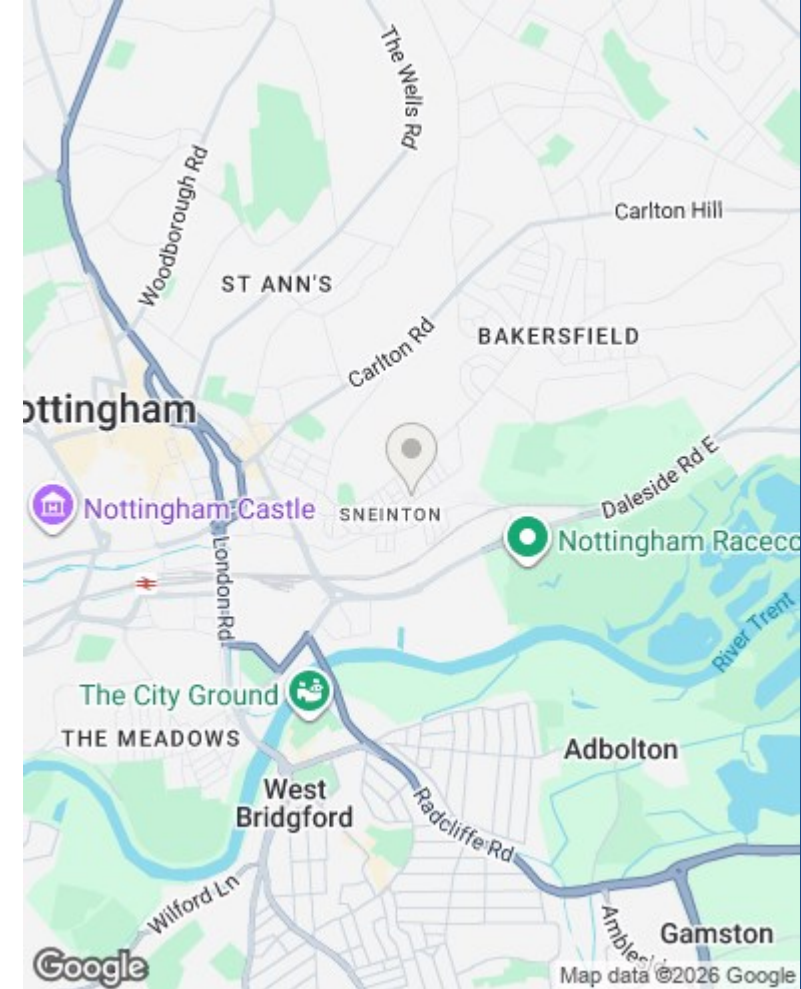
DavidJames  
the estate agent

Approximate total area<sup>1)</sup>  
81.28 m<sup>2</sup>  
874.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: A**  
**Nottingham City Council**

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Mapperley, Nottingham, NG3 5JU  
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark  
**PROTECTED**

